

Special Provisions and Restrictions

The purpose of the annexation is to ensure that active quarrying does not occur adjacent to any City of Round Rock single-family residential property.

- Residential uses, or mixed uses, located within 1,000 feet of FM 1431 shall be permitted a maximum height of 12 stories.
- No commercial uses may be located within 500 feet of the southern boundary of the PUD.
- Commercial uses without a residential component may not extend more than 1,200 feet from the intersection of FM 1431 and Wyoming Springs Drive, and no more than 600 feet from the intersection of Wyoming Springs Drive and Creek Bend Blvd.
- At least 20% of the single family detached homes shall comply with SF-1 District development regulations set forth in the Code. The remainder shall comply with SF-2 District development regulations set forth in the Code.
- Townhouses shall not exceed 12 dwelling units per acre. Apartments shall not exceed 20 dwelling units per acre, unless an enclosed parking structure is provided, in which case densities of up to 40 dwelling units per acre shall be permitted.

The following uses are allowed on the Mixed-Use tract:

Mixed Use

Residential component required in this land use area

- single-family residential
- townhouse
- apartments
- amenity center
- parks
- condominiums
- assisted care or independent care facilities
- upper story residential in combination with first floor commercial

Commercial Nodes

Residential not required in this land use area; however, upper story residential is allowed in conjunction with lower level commercial

- amenity center
- parks
- minor utilities (services necessary to support a principal development and involving only ground-mounted mechanical equipment)
- assisted care or independent care facilities
- community services
- funeral home
- government facilities
- indoor entertainment activities
- office
- overnight accommodations
- schools: business, trade and post-secondary education facilities
- eating and drinking establishments
- medical office
- upper story residential
- retail sales and services
- passenger terminals
- public facility uses

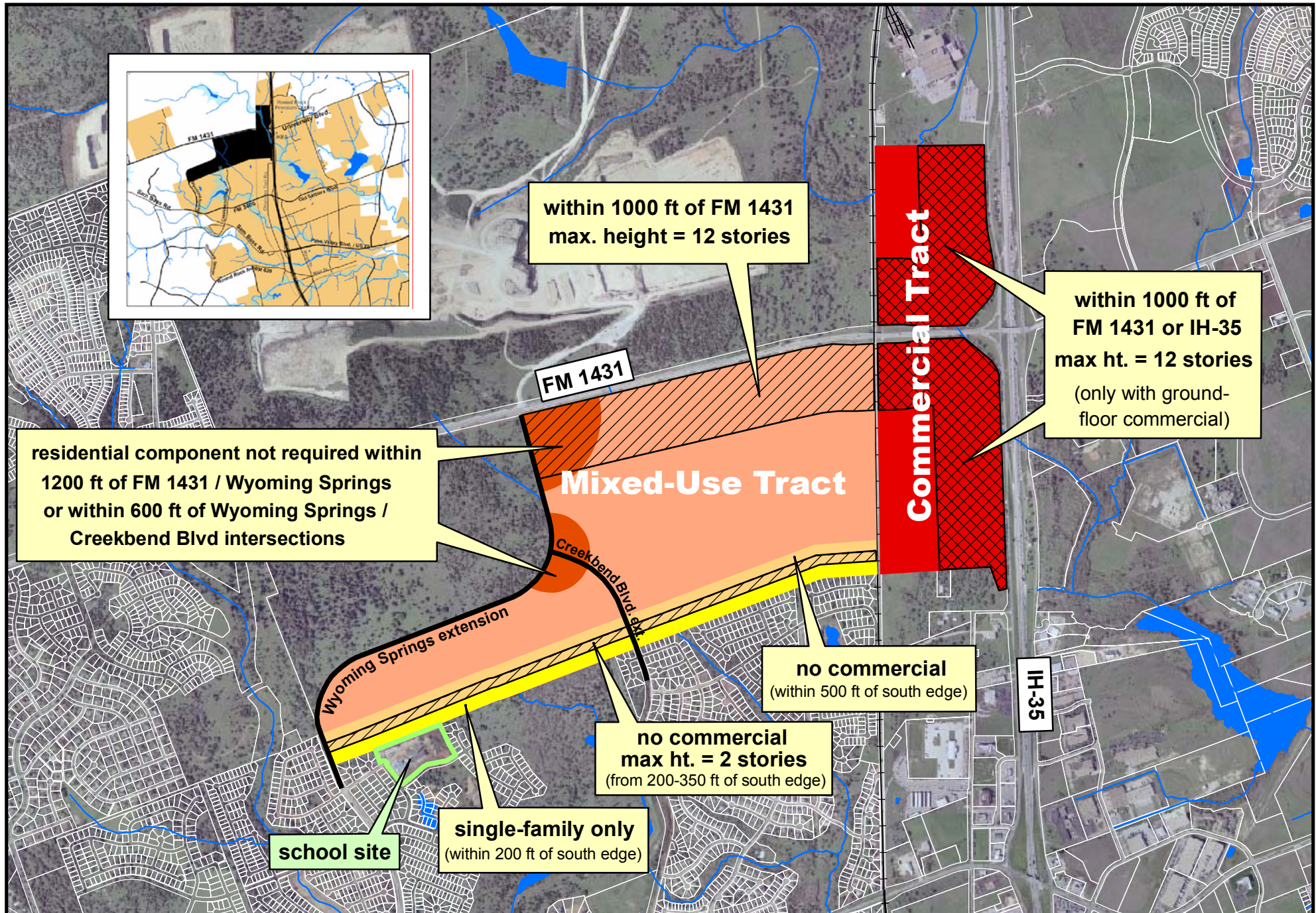
The following uses are allowed on the Commercial tract:

- community services
- government facilities
- indoor entertainment facilities
- offices
- overnight accommodations
- schools, including business, trade and post-secondary education facilities
- eating and drinking establishments
- medical offices
- retail sales and service
- passenger terminals

The following uses are prohibited on both tracts:

- mini-warehouses
- flea markets
- sexually-oriented businesses (as defined in the Code)
- amusement parks or carnivals
- portable buildings except as incidental to other retail sales or used for temporary construction and sales offices incidental to development of the property
- recreational vehicle sales
- wholesale nurseries
- outdoor shooting ranges
- pawn shops
- outdoor kennels (but not prohibiting pet shops and veterinary clinics with overnight facilities)
- motor vehicle sales
- paint and/or body shops
- truck stops

Georgetown Railroad PUD





Rendering courtesy of the Hanover Company

Example of vertically-integrated mixed-use building

Upper-story apartments/condos over ground-floor retail/office. Pasadena, California.